



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Correspondence from Dale N. Gillespie on behalf of Geweke Properties asking the City Council to initiate the General Plan Amendment, Rezoning, Negative Declaration and Annexation Applications for the parcels at 15201 North Lower Sacramento Road and 570 East Taylor Road (i.e. Northwest corner of Lower Sacramento Road and Kettleman Lane/State Route 12)

MEETING DATE: March 1, 1995

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council initiate the General Plan Amendment, Rezoning, Negative Declaration and Annexation Applications for the parcels at 15201 North Lower Sacramento Road and 570 East Taylor Road (i.e. Northwest corner of Lower Sacramento Road and Kettleman Lane/State Route 12).

BACKGROUND INFORMATION: At its meeting of April 11, 1994 the Planning Commission denied a General Plan Amendment to redesignate a portion of the parcels at 570 East Taylor Road and 15201 North Lower Sacramento Road from P-R, Planned Residential and NCC, Neighborhood -Community Commercial to LDR, Low Density Residential and NCC, Neighborhood-Community Commercial. This action was taken because the Planning Commission was concerned about the development of additional "Big Box" commercial at the Kettleman Lane/Lower Sacramento Road intersection.

Since Michael Freidman has indicated that the additional "Big Box" development would provide tax revenue to assist the revitalization of downtown and Cherokee Lane, Geweke Properties is asking the City Council to initiate the various steps to accomplish annexation. The request is being made so that the process can begin before one-year from the Planning Commissions denial.

FUNDING: General Fund

James B. Schroeder
Community Development Director

JBS/lw

APPROVED:

THOMAS A. PETERSON
City Manager

CCGEWEKE.DOC



recycled paper

"GIVE-A-KEY"

GEWEKE PROPERTIES

January 25, 1995

Ms. Jennifer Perrin, City Clerk
City of Lodi
P.O. Box 3006
Lodi, CA 95241-1910

RECEIVED

95 JAN 27 AM 11:46

JENNIFER M. PERRIN
CITY CLERK

RE: Request to Reconsider Annexation - NW corner of Lower Sacramento Road & Kettleman Lane/State Highway 12

Dear Mayor & Council Members:

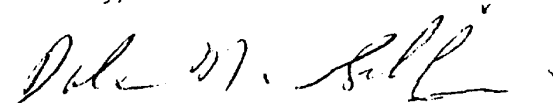
On behalf of Geweke Properties, I would like to request that the City Council direct the Planning Commission to reconsider the General Plan Amendment, prezone, Negative Declaration, and Annexation applications for the property described above and known as 15201 N. Lower Sacramento Road and 570 E. Taylor Road.

As you will recall, the entitlements were considered and denied at the April 11, 1994 Lodi City Planning Commission meeting. Since that time, the **Central City Revitalization Program** has been developed, reviewed, and approved. One of the objectives of the Plan states the need to **"...Establish regional centers that complement rather than compete with Downtown."** The site we are proposing for annexation provides the opportunity for such a regional center, with approximately 20 acres requested for designation of Neighborhood-Community Commercial, with pre-zoning of Commercial Shopping, (C-S). The remainder of approximately 20 acres is requested to be designated Medium Density Residential, with Single Family Residential, (R-2), zoning. The residential acreage, as I understand it, would be in Phase 2 of the City's Growth Management Plan.

We have had many inquiries from "Big Box", as well as conventional retailers. However, without the appropriate entitlements we are unable to obtain commitments.

I look forward to the Planning Commission's reconsideration of this project.

Sincerely,



Dale N. Gillespie

cc: Jim Schroeder, Community Development Director
Daryl Geweke

CITY COUNCIL

JACK A. SIEGLOCK, Mayor
STEPHEN J. MANN
Mayor Pro Tempore
RAY C. DAVENPORT
PHILLIP A. PENNING
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333-6795

THOMAS A. PETERSON
City Manager
JENNIFER M. PERRIN
City Clerk
BOB McNATT
City Attorney

April 12, 1994

Mr. Dale Gillespie
c/o Geweke Properties
P.O. Box 1210
Lodi, CA 95241

Dear Dale:

RE: General Plan Amendment
Rezoning
Negative Declaration
15201 North Lower Sacramento Road
570 East Taylor Road

At its meeting of Monday, April 11, 1994 the Lodi City Planning Commission took the following actions on your requests on behalf of Geweke Properties:

1. Denied a General Plan Amendment to redesignate a portion of the parcels at 570 East Taylor Road and 15201 North Lower Sacramento Road from P-R, Planned Residential and NCC, Neighborhood-Community Commercial to LDR, Low Density Residential and NCC, Neighborhood-Community Commercial;
2. took no action to prezone a 19.7 acre portion of the parcels at 570 East Taylor Road and 15201 North Lower Sacramento Road C-S, Commercial Shopping;
3. took no action to prezone a 17.3 acre portion of the parcels at 570 East Taylor Road and 15201 North Lower Sacramento Road R-2, Single-Family Residential; and
4. recommended certifying the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above projects.

Section 17.84.050 of the Lodi Municipal Code provides as follows:

"If the report of the Planning Commission recommends disapproval of the proposed change, or amendment or reclassification, the applicant upon notification of such action may, within 21 days thereafter, appeal to the City Council".

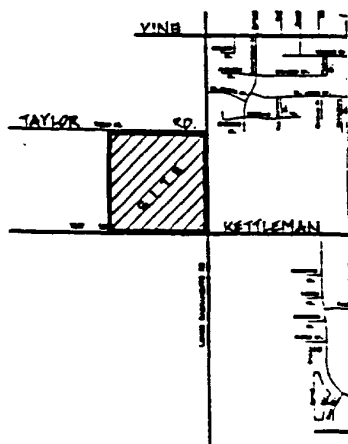
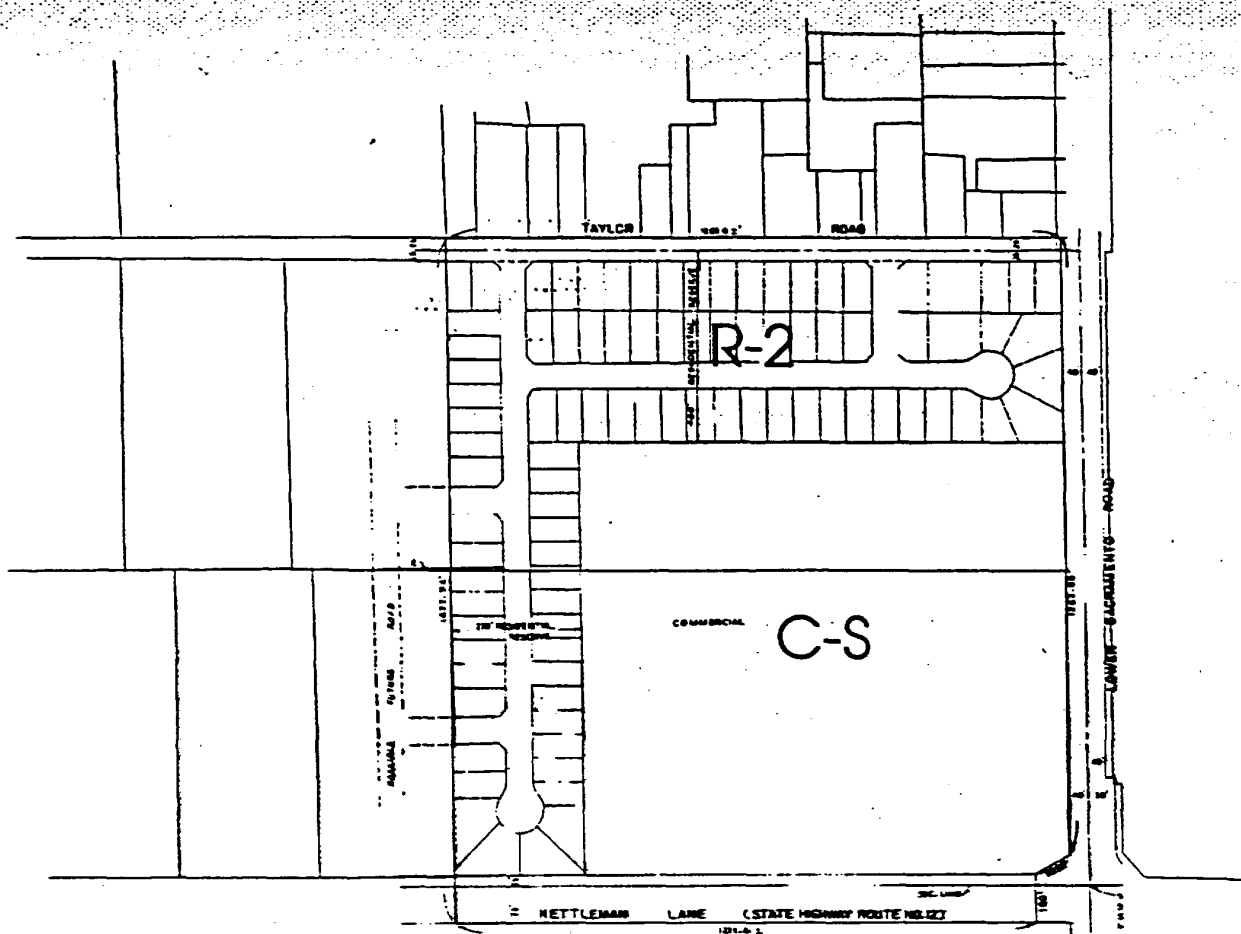
Mr. Dale Gillespie
April 12, 1994
Page 2

Your appeal, if any, must be in writing and should be directed to Ms. Jennifer Perrin, City Clerk, P.O. Box 3006, Lodi, CA 95241-1910, and must be received by her before 5:00 p.m., Monday, May 2, 1994.

Sincerely,


JAMES B. SCHROEDER
Community Development Director

cc: City Clerk



VICINITY MAP

Daryl Geweke
 Prezone 15201 N. Lwr. Sacramento
 Road and 570 E. Taylor Rd.
 R-2 and C-S


Z-94-03

03-14-94



MEMORANDUM

TO: James B. Schroeder
Community Development Director

FROM: Jackie Taylor
Acting City Clerk 

DATE: March 2, 1995

SUBJECT: COUNCIL ACTION OF MARCH 1, 1995 REGULAR MEETING

The City Council, on motion of Council Member Sieglock, Pennino second, initiated the General Plan amendment, rezoning, negative declaration and annexation applications received from Dale Gillespie on behalf of Geweke Properties to the Planning Commission for the parcels at 15201 North Lower Sacramento Road and 570 East Taylor Road (i.e. Northwest corner of Lower Sacramento Road and Kettleman Lane/State Route 12) by the following vote:

Ayes: Council Members - Pennino, Sieglock and Warner
Noes: Council Members - Davenport
Absent: Council Members - None
Abstain: Council Members - Mann (Mayor)

JLT